

LONG ISLAND REAL ESTATE FOR SALE. LONG ISLAND REAL ESTATE FOR SALE. LONG ISLAND REAL ESTATE FOR SALE. QUEENS REAL ESTATE FOR SALE. QUEENS REAL ESTATE FOR SALE. QUEENS REAL ESTATE FOR SALE. QUEENS REAL ESTATE FOR SALE.

Estates of Great Neck

29 Minutes from Penna Station.
Rent Efficiency

Being efficient means to be capable of producing results, and this is just what our proposition amounts to. "Why pay rent?" is an old slogan, but, under our offer, it MEANS that every dollar paid to us is a live factor in providing the best form of investment: a home of one's own in a growing and congenial locality. Every dollar put into a house is a live dollar. Every dollar you pay out for rent is dead and gone forever.

Dine at the Golf Club House and later enjoy a game of golf on one of the finest courses in America.



Send us a post card today, and we will show you how your rent can be diverted into the road leading to

Home Ownership

which, by our plan, supplies a long-felt want in extending to all equal opportunities and advantages for securing a home.

The payments are regulated by the size of your income, and the house becomes your own in from three to ten years, according to the amount paid monthly. Our plan entails no self-denial or stinting on your part. We simply ask that you make payments on your home as faithfully as you would pay rent to your landlord in the city. Our houses range in cost from \$6,000 to \$30,000.

Get This Book Our Reference Library, established in connection with our "Rent Efficiency" campaign, contains a complete line of works on all subjects pertaining to home-ownership, planning, construction, decoration, furnishing, gardening, etc., which are at your service in our offices. Send for our catalogue. You will find it of great assistance. GET A COPY TODAY.

Tel. 3640 Murray Hill McKnight Realty Co. 347 Fifth Ave., N. Y.

Forest Hills Gardens

WHAT IT IS NOT

No other realty development has created such widespread public interest as Forest Hills Gardens. Newspapers and magazines have repeatedly featured the Gardens, each presenting to its readers their several ideas as to what the development is, and what it stands for. All have agreed that Forest Hills Gardens IS most unique—IS most artistic—IS most harmonious. But no publication has clearly outlined what the Gardens IS NOT.

FOREST HILLS GARDENS IS NOT a speculative undertaking. The Homes Company does not promise buyers a large future profit as an inducement to purchase its houses or land; nor does it speculate in any of its building or development operations. Its capital is invested—not risked. The company discourages speculation and sells preferably to those who expect eventually to reside at Forest Hills Gardens.

FOREST HILLS GARDENS IS NOT an ordinary tract of land, upon which large apartment houses may be built with the idea of earning large profits. Every lot is restricted. The Gardens IS NOT and never will be a promiscuous neighborhood. Every safeguard has been provided to preserve its character and integrity.

FOREST HILLS GARDENS IS NOT a low cost development. Its houses and lands are not low-priced. Yet they are most economical, because improvements are permanent, the cost of repairs and maintenance reduced to a minimum, and money invested in the Gardens yields the greatest return in comfort, beauty, pleasure and satisfaction. It is doubtful if a man looking for a permanent home community can get such values for his investment as are represented in Forest Hills Gardens.

FOREST HILLS GARDENS IS NOT a development that offers buyers promises for performances. It has made a clear and full declaration of its intentions and is legally obligated to carry out the terms of the instrument which is filed in the County Clerk's office in the Borough of Queens. As a matter of fact all the improvements called for are already practically completed on the original tract of 142 acres.

FOREST HILLS GARDENS IS NOT planned on ordinary lines. It is not commonplace. It is not to be compared with any other home community, because there exists nothing similar to compare it with. It is unlike anything to be found on the entire continent.

FOREST HILLS GARDENS IS NOT in danger of any serious loss by fire. The erection of frame houses is not permitted. All buildings and residences are either of brick, stone or stucco, with tile roofs. The construction of all houses is either fireproof or semi-fireproof. The insurance rates are lower than in any other residential section of New York City.

FOREST HILLS GARDENS IS NOT a place where the same lots and houses are offered at different prices. The Company has no "asking price." Every price printed or quoted is the selling price. Offers are neither solicited nor entertained. Prices and terms are the same to every one. No exceptions are made to this rule. Houses and lots are offered for sale on reasonable terms.

The above is a brief outline of what Forest Hills Gardens IS NOT. Only a visit can tell adequately what it IS. That it appeals strongly to those in search of a home place of unusual character is evidenced from the sales of houses and land, in excess of \$2,000,000, in less than two years. And these sales have been confined to persons whose social and financial references have been thoroughly investigated by the Homes Company before approving their applications for ownership.

LONG ISLAND ELECTRIC TRAINS leave Pennsylvania Terminal, Manhattan, at frequent intervals, arriving at Forest Hills Station in from 13 to 15 minutes. Or, 25 minutes from Herald Square by motor car via Queensborough (59th St.) Bridge and Hoffman Boulevard to the property.

FOR TRANSPORTATION, BOOKLETS, OR ANY DESIRED INFORMATION, ADDRESS DEPT. B, NEW YORK OFFICE

Sage Foundation Homes Company

FOREST HILLS, LONG ISLAND

47 WEST 34TH STREET, NEW YORK CITY

PARK HILL
The
Finest Suburban Homes
ever built
are now open for your critical inspection
Prices from \$11,000 to \$17,000
Terms made to fit your convenience
We will send you photographs and plans
PARK HILL is the ideal homeplace
for the New York business man
American Real Estate Company
Room No. 553 527 FIFTH AVENUE

See the Easy Housekeeping Homes We Have Just Completed at Jamaica
Built on pure Colonial lines, these houses are three blocks from Jamaica's new R. R. station. These houses contain modern laundry, kitchen, butler's pantry, dining room, living room, 3 bedrooms and bath; have steam heat, open hearths, 17-foot front lawns and 35-foot back yard, 20-foot driveway in rear for automobiles, tradesmen, etc. Streets, sidewalks, water, gas and electricity, all in and paid for.
See representative at house on Colonial Ave. between Fulton St. and Hillside Drive, or the undersigned.
To obtain possession, only a small deposit required, and monthly payments on a total price of \$6,750 is necessary.
Title free and guaranteed by the Title Guarantee & Trust Company. Booklet sent on request.
Realty Associates
142 Remsen Street, Brooklyn
Builders of Easy Housekeeping Homes

Owner Going Abroad Leaves at Beautiful North Tarrytown Fine Home Opportunity

House occupies large plot directly overlooking Hudson River—3 minutes to bathing beaches and yacht club pier, 1 minute to tennis courts and home to railroad station (N. Y. Central Electric Road). In minutes to Golf Course. Short walk to stores, public library, splendid schools, churches, etc. Fine social life. House contains eleven rooms, including three bedrooms, three bathrooms, three storage rooms, closets, laundry, rear porch, balcony and three large fireplaces. All modern improvements, including sewer.
Owner selling for Europe a few days ago consented to sell at a discount price or its lease to the right party at carrying charges. No brokers.
For further particulars address J. B. Box 106 Sun Office.

Kenneth Ives & Co Hudson River, Westchester. 7 E. 42
QUEENS REAL ESTATE FOR SALE. QUEENS REAL ESTATE FOR SALE.

Norwood
In the heart of
Long Island City
will have a five cent fare over every foot of elevated and subway lines in the dual subway system, amounting to 630 miles of tracks, costing, for new and old construction, nearly Five Hundred Million Dollars.
Send for Maps and Prices.
Rickert-Finlay Realty Co.
1 West 34th Street

LONG ISLAND REAL ESTATE FOR SALE. LONG ISLAND REAL ESTATE FOR SALE.

MANHATTAN BEACH
Most Beautiful Ocean Front Residential Community in Greater New York.
107 warmer in winter than Manhattan Island. Average summer temperature 75°. All city conveniences, churches, schools, bus and police protection.
All city improvements, water, gas, electricity, sidewalks, curbs, macadam streets and sewers.
Famous Oriental Hotel on the property. Ideal for bathing, swimming, fishing and boating. The great sea wall along the ocean front has been completed and the
NEW BUNGALOW SECTION
Fully developed on former site of the Manhattan Beach Hotel, offers unusual opportunities for all year round or summer homes.
Bungalows and houses for sale or rent. Reasonable prices at moderate prices and easy terms. Special inducements on a few selected plots for immediate building.
For booklet, prices, terms, communicate about with us.
MANHATTAN BEACH ESTATES.
501 Fifth Ave., N. Y. 192 Broadway, N. Y.
Tel. Murray Hill 4643 Tel. Cortlandt 2597
or offices on property Tel. 970 921 Coney Island

QUEENSBORO CORPORATION
REAL ESTATE
For Real Estate in the New Transit Centre of the Borough of Queens
Call, Write or Telephone
The Queensboro Corporation
Edw. A. MacDougall, President
Bridge Plaza, Telephone Astoria 801 Long Island City

SWISS CHALET
\$7,500. EASY TERMS.
Acre Plot on Lake Front.

Two tiled balconies
OVERLOOKING LAKE
Nine spacious rooms; open fireplace, tiled bath; in large residential park, locality unexcelled; NEAR EXPRESS STATION ON D. L. & W. R. R.; LESS THAN ONE HOUR FROM BROADWAY.
A. L. KINGSLEY
Suite 612, 170 Broadway, Phone 1522 Cortlandt.
Atlantic City.
BEFORE deciding on your cottage or apartment call on us. We have practically everything on our list and can locate you to your complete satisfaction. Auto service. **ATLANTIC REALTY CO.** Humphreys Bldg., N. Carolina, below Atlantic, Atlantic City.

\$5,000 EASY TERMS MOUNTAIN COTTAGE
Seven rooms, bath and all conveniences; half-acre plot, near station; 750 ft. elevation; less than one hour from N. Y. City. Best of train service. Healthiest section of N. J.
OWNER, P. O. BOX 576.
NUTLEY, N. J.—Stucco House, six rooms and tiled bath; large living room with tapestry brick fireplace; artistic glassman finish; modern plumbing and steam heat; red asbestos shingle roof; situated on a hilltop with extensive views and fine shade trees; near station and trolley; price only \$5,000; plot 70x120; liberal terms. ARCHITECT, room 1726, 235 Broadway, N. Y. Phone 6061 Barclay.
FOR RENT.
GLEN RIDGE, N. J.—Ridgewood Ave., No. 292; July and August; nine-room house to rent; furnished, screened porch, near D. L. & W. and Erie stations; \$75 per month.
REAL ESTATE FOR SALE.
NEW MEXICO.
TIERED OF THE CITY GRIND?
Come to the Pecos Valley; grow Alfalfa or Fruit by irrigation; feed cattle, sheep, hogs; splendid climate. For investments write to Wm. J. Wilson, Roswell, New Mexico.

MALBA on the Water

MALBA is a highly restricted residential park—with over a mile of water front on the North Shore of Long Island—the nearest to New York but within its limits, yet more accessible than up town—from Pennsylvania Station 24 minutes—swift electric service with change—30 minutes by automobile over good roads—15 minutes from Wall Street by steamer to our private dock—first stop of the Montauk steamer, Bankers and Brokers' Line. MALBA has attractions for all the year round—after the day's work in the crowded city, MALBA is just the chance a business man requires—bathing, boating, golf, or tennis supply the necessary recreation—Lots, Plots, and Houses on terms to suit—Further particulars write
MALBA ESTATES CORPORATION—60 LIBERTY STREET.

FOR SALE OR RENT Great Bargain at Morris Court
Best value in high grade restricted American neighborhood; houses guaranteed by the Company; best material and workmanship; ranging from 7 rooms and bath at \$10,000 to 10 rooms and bath at \$11,000; distinctive designs, large living rooms, open fireplaces and every improvement; easy terms to suit. Thirty minutes out on Main line L. I. R. R.; three minutes to station. Tennis courts, stores, schools, churches, refined community. **STANDARD HOME CONSTRUCTION CO., 1 West 34th St.** Telephone Greeley 666.
FOR SALE OR RENT.
BOROUGH OF BROOKLYN—FOR SALE.
MORE RICHARDS HOUSES
Between Jamaica and Sunnyside Aves. Ready June 15th; sample house open for inspection; eleven rooms and bath; fine tapestry brick private houses; hot water heat; instantaneous water heater; parquet floors; separate laundry; fully decorated; select neighborhood; all street improvements; one block from Highland Park; price, \$5,000; mortgage, \$2,500. Write for booklet **FRANK RICHARDS, Builder,** 47 Ridgewood Ave., Brooklyn.
MORTGAGE LOANS.
WANTED: To borrow \$20,000 for a long term on one of the RICHEST FARMS in Virginia, worth over twice this amount. This is a first class improved, modern farm, making large profits, and borrower will pay a liberal rate of interest. Investigate if you want an absolutely safe investment paying a large income. **E. W., Box 144, Bus.**
CONNECTICUT REAL ESTATE.
CONNECTICUT BARGAINS—New bungalows, \$1,500; 200 acres, stocked, \$5,000; others. **Malba, South Norwalk, Conn.**

Account of Sickness and Death COUNTRY ESTATE FOR SALE DUTCHESS COUNTY
Grand location, 700 ft. altitude; splendid view, fine buildings, large shade trees, 50 or more that are from 25 to 120 years old. It is situated in the beautiful Harlem Valley, one mile from depot and village, on the Harlem R. R., about 75 miles from New York. The farm contains about 275 acres, of which 125 to 130 are in woodland. The timber and some 150 acres, is in a high state of cultivation. Hay last year yielded 2 1/2 tons per acre, oats 75 bushels, and corn more than 60 bushels, shelled, per acre.
Any one wishing a high class place should come and look this over, as it must be seen to appreciate its many advantages.
We raise clover and alfalfa in abundance, as the farm was recently mowed, almost 200 tons having been stored over its fields during the last four years. It has cost its present owners over \$50,000, but if taken before June 25th, \$30,000 cash will buy it.
For full particulars apply to
William E. Durgin, 501 Fifth Ave., N. Y.